

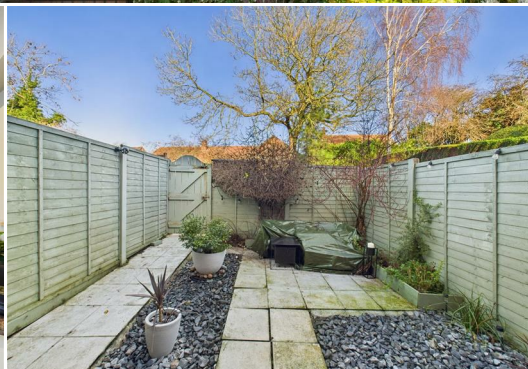
Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*10 Ings Lane, North Ferriby, East Yorkshire, HU14 3EL*

- 📍 End Terraced House
- 📍 Stylishly Presented
- 📍 Feature Dining Kitchen
- 📍 Council Tax Band =
- 📍 Two Bedrooms
- 📍 C/Heating & D/Glazing
- 📍 Garden & 2 x Parking
- 📍 Freehold/EPC =

**£200,000**



## INTRODUCTION

This ideal two bedroomed end terrace house has a stylish interior with many contemporary fittings and forms part of an extremely popular modern mews development within this desirable village. Viewing is recommended to appreciate the appeal of this lovely home which also has the benefit of gas fired central heating and uPVC framed double glazing. The accommodation briefly comprises an entrance hall, lounge and a well fitted dining kitchen with a host of integrated appliances. There are two bedrooms and a modern bathroom. The rear garden has been set out for ease of maintenance and is a real sun trap in the summer months. The property also has two parking bays within the rear courtyard.

Ideal for first time buyers and investors alike, this property is not to be missed.

## LOCATION

The property is situated in this leafy street scene along Ings Lane which runs directly off Church Road close to the centre of this desirable village. North Ferriby has a good range of local shops including a post office, doctors' surgery and convenience store. There are a number of amenities and recreational facilities plus a well reputed primary school with secondary schooling at nearby South Hunsley in Melton. The property is ideally placed within a short distance of the scenic riverside walk along the River Humber and within walking distance of the village's own railway station. Convenient access to the A63 is available which leads to Hull city centre to the east, the Humber Bridge leading to Lincolnshire and Humberside Airport plus in a westerly direction linking to the national motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With stairs leading to first floor off.

## LIVING ROOM

A lovely living room with two windows to the front elevation.



## DINING KITCHEN

A stunning refitted kitchen having and extensive range of units with work surfaces and breakfast bar return. Features also include a stainless steel sink and drainer, integrated oven, four ring gas hob, extractor hood above, fridge, dishwasher and plumbing for an automatic washing machine. Windows and door to rear.



## FIRST FLOOR

### LANDING

Access to roof void.

## BEDROOM 1

With a series of three windows looking to the south. Open wardrobing running to one wall.



## BEDROOM 2

Window to rear.





## BATHROOM

With stylish white suite comprising low level W.C., wash hand basin, panelled bath with shower over and screen, fully tiled walls, heated towel rail.



## OUTSIDE

To the front of the property is an attractive open plan garden area with ornamental planting. The rear garden has been set out for ease of maintenance with paving and slate which is a real sun trap in the summer months. Please note that the property comes complete with two parking bays within the rear courtyard.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

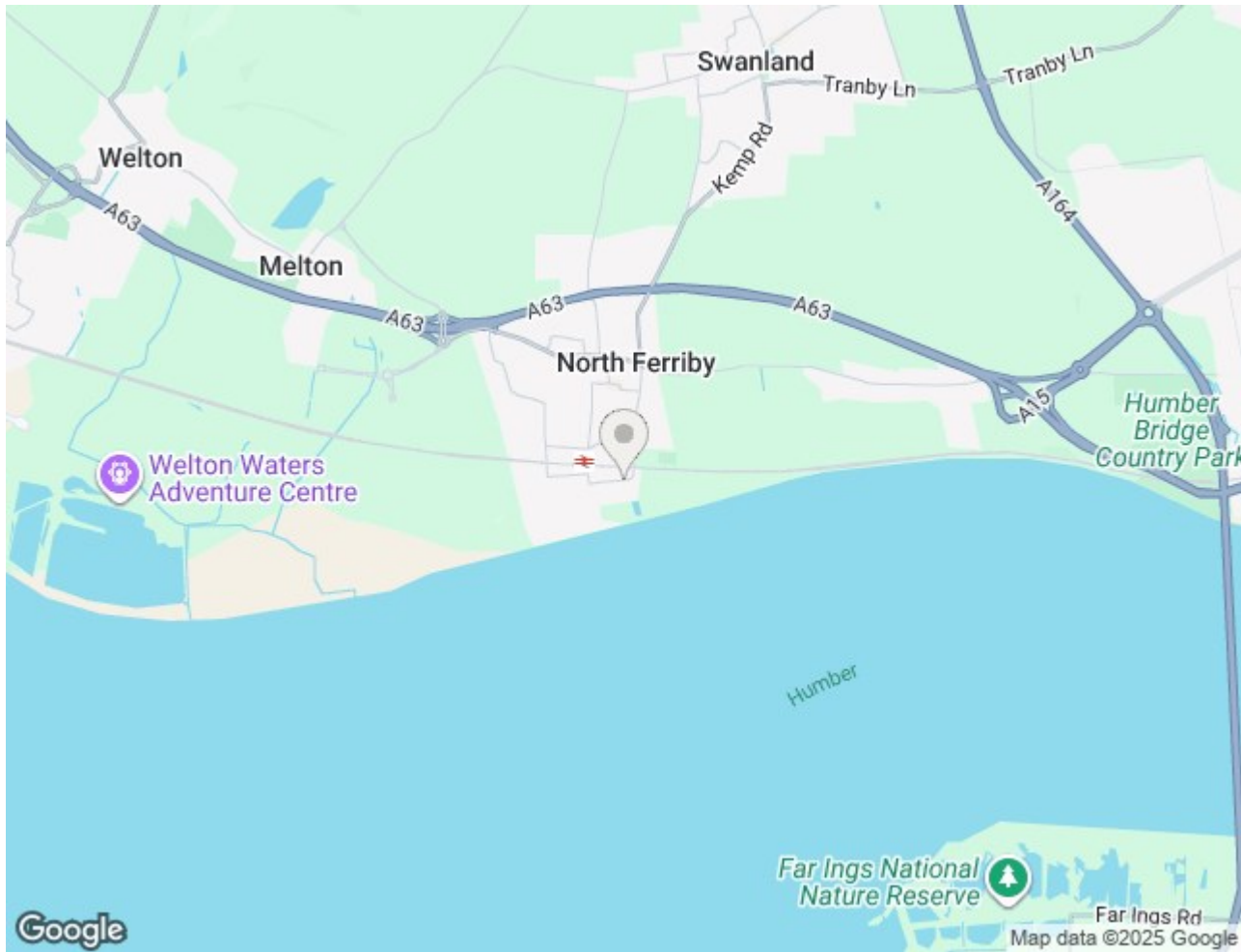
## *PHOTOGRAPH DISCLAIMER*

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

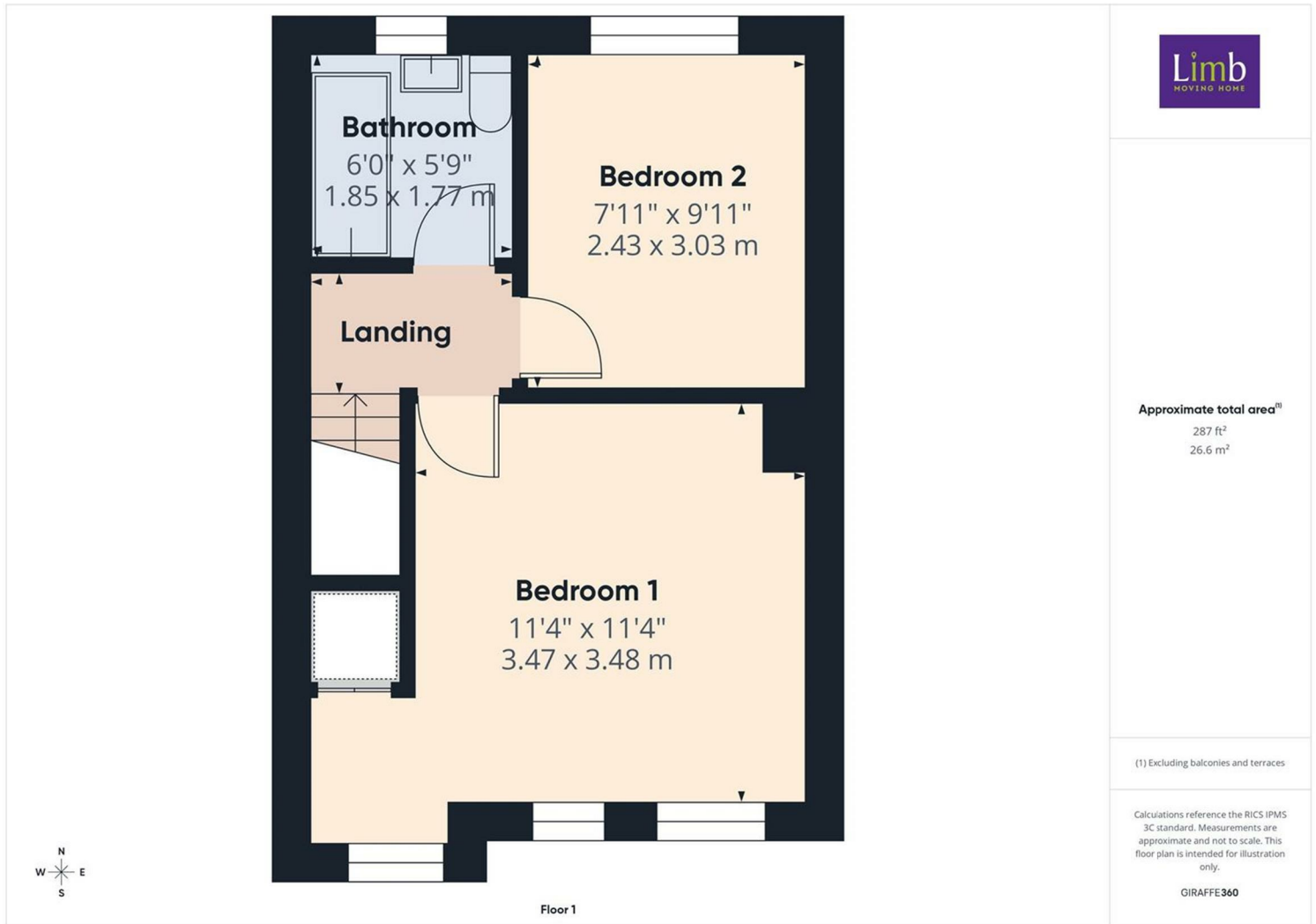
## *PROPERTY TO SELL?*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.












## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	